Box 14 G# 31333.8

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158332 DEEDWARR
11/13/2018 09:06:24 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20181113-0111391

File No.: ALW-18-1624A-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARISA H. JACKSON	CITIZENS BANK N.A.	072152I00100CO
(NAME)	(NAME)	
1624 PORTER AVENUE	6100 TOWER CIRCLE, STE 600	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RED RIVER DEVELOPMEN, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARISA H. JACKSON, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1624 Porter Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1624 Porter Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181011-0100970, and amended in Instrument No. 20181018-0103418, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1624 Porter Avenue, shown on Exhibit "C" to the First Amendment to Declaration of Covenants of record in Instrument No. 20181018-0103418, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed by Warranty Deed from Debra L. Young, married to Red River Development, LLC, a Tennessee Limited Liability Company, as recorded on the 7th day of September, 2018 in Instrument No. 20180907-0088782 and being a portion of Warranty Deed from Brian Welch, married to Debra L. Young, as recorded on the 24th day of February, 2014 in Instrument No. 20140224-0015273, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1624 PORTER AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of November, 2018.

RED RIVER DEVELOPMENT, LLC

Sole member

BY: BRIAN RICHARDSON
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of November, 2018, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of RED RIVER DEVELOPMEN, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such SOLE MEMEBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of November, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171